



HISTORIC LANDMARK COMMISSION
Monday, March 26, 2012 – 7:00 P.M.
REGULAR MEETING
Council Chambers, City Hall
301 W. 2nd Street
Austin, Texas

CURRENT BOARD MEMBERS:

_____ *Laurie Limbacher, Chair*
_____ *Joe Arriaga*
_____ *Meghan Kleon*
_____ *Terri Myers*

_____ *John Rosato, Vice-Chair*
_____ *Leslie Wolfenden Guidry*
_____ *Dan Leary*

AGENDA

CALL TO ORDER

I. CITIZEN COMMUNICATION: GENERAL

The first three speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

II. APPROVAL OF MINUTES

1. February 27, 2012

III. PUBLIC HEARINGS

A. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR HISTORIC ZONING

1. **C14H-2012-0004 – Bugg-Magness-Speed-Hernandez House**
1613 Willow Street

Applicant: Historic Landmark Commission

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Recommend against historic zoning upon the applicant's modification of the design of a proposed two-story addition to the rear of the house, and release a partial demolition permit for the removal of the stone veneer, non-historic rear additions, and non-historic rear apartment and carport.

2. **C14H-2012-0005 – Webb-Shaw Building (East half)**
214 E. 6th Street

Applicant: Doug Guller

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Recommend historic zoning.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. LHD-2011-0025 (Hyde Park LHD)

307 W. 45th Street

Proposal: Relocate existing house on lot with a 50 foot setback.
Applicant: Meredith Herndon, owner
City Staff: Alyson McGee, Historic Preservation Office, 974-7801.
Committee Recommendation: No specific recommendations but requested further review of the provisions addressing setbacks in both the Hyde Park Local Historic District Design Standards and the Hyde Park NCCD.
Staff Recommendation: Application withdrawn by applicant.

2. LHD-2012-0002 (Hyde Park LHD)

4313 Speedway

Proposal: Demolish existing 2nd story rear addition and construct a new two-story rear addition to the existing house.
Applicant: George Wilcox, Clayton & Little Architects
City Staff: Alyson McGee, Historic Preservation Office, 974-7801.
Committee Recommendation: Prefer that the 2-story bay on the south elevation be eliminated, and that the configuration of the side door, flanked by two windows, be maintained.
Staff Recommendation: Approve the project as proposed by the applicant.

3. LHD-2012-0003 (Hyde Park LHD)

4210 Avenue B

Proposal: Construct a new two-story garage with apartment.
Applicant: Lotte Vehko, Architect
City Staff: Alyson McGee, Historic Preservation Office, 974-7801.
Committee Recommendation: recommend assuring that the rear setback and width of rear doors is adequate to allow access from the alley, and that the driveway be constructed of gravel.
Staff Recommendation: Approve the design as proposed.

4. LHD-2012-0005 (Hyde Park LHD)

4307 Avenue F

Proposal: Construct a 218 sq. ft. one-story rear side addition on a c. 1912 house.
Applicant: Lotte Vehko, Architect
City Staff: Alyson McGee, Historic Preservation Office, 974-7801.
Committee Recommendation: No recommendations for changes to the proposed design.
Staff Recommendation: Approve the design as proposed.

5. C14H-1982-0001-E – Larmour Block

914 Congress Avenue

Proposal: Awning signage and exterior paint.
Applicant: Derek Barcinski, Atlantis Architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: No recommendation.

Staff Recommendation: Approve the Certificate of Appropriateness if the size of the signage is allowable under the Sign Guidelines and the pitch of the awning is shallow enough so that it does not obscure the transom over the doorway.

**6. C14H-1990-0007 – Nelson Davis Warehouse
117 W. 4th Street**

Proposal: Rooftop deck improvements, restore historic window openings and install new period-appropriate wood windows, ADA and Great Streets improvements at the ground level.

Applicant: Scott Magic and Kevin Stewart, Michael Hsu Architects

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Committee Recommendation: Reduce the visual impact of the proposed addition by setting it back from the front wall of the historic building.

Staff Recommendation: Approve the Certificate of Appropriateness with the recommendation that the applicant consider painting the exposed front beam of the roof of the roof-top addition white or light gray to further increase its invisibility. The applicant has applied the Committee's recommendations in the revised plans.

**7. C14H-2002-0022 – Minnie Hughes House
900 Juniper Street**

Proposal: Remove the additions to the side and rear of the house and construct a new addition to the rear; paint the house.

Applicant: City of Austin; Tom Hatch and Brett Koenig Grieg, H+UO Architects

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Committee Recommendation: Salvage and re-use existing windows if possible, or replace with wood windows; use horizontal wood or hardi-plank siding for the addition.

Staff Recommendation: Approve the Certificate of Appropriateness with the recommendation that the applicant use a single rather than a double window in the right side of the front elevation as it appears that the house originally only had a single window in that location.

**8. C14H-2002-0023 – Henry Stringfellow House
902 Juniper Street**

Proposal: Raise and reconfigure the roof.

Applicant: City of Austin; Tom Hatch and Brett Koenig Grieg, H+UO Architects

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Committee Recommendation: Keep the siding and build up to the new roofline; hardi-plank for the new wall areas under the roof is acceptable.

Staff Recommendation: Approve the Certificate of Appropriateness.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2012-0002

2410 Pemberton Parkway (Old West Austin)

Proposal: Demolish a c. 1950 house to allow construction of two houses.

Applicant: Jeff Greenberg, JMG partners, Inc.

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Staff Recommendation: Delay release of the demolition permit and request that the owner reconsider the proposed demolition.

2. NRD-2012-0007

1709 W. 32nd Street (Old West Austin)

Proposal: Demolish a ca. 1941 house and construct a new 2,144 sq. ft. residence.

Applicant: Dean Lupul, Contractor

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Staff Recommendation: Request that the owner reconsider demolition. If the applicant continues to seek demolition, staff recommends not releasing the demolition permit until the applicant has submitted a City of Austin Documentation Package.

3. NRD-2012-0009

1707 W. 30th Street (Old West Austin)

Proposal: Construct a new 4,956 sq. ft. residence.

Applicant: Luke Mezger, Contractor

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Staff Recommendation: Request that the applicant reconsider the design to minimize the size and massing to be more compatible with the character of the National Register District.

4. NRD-2012-0011

3209 Glenview Avenue (Old West Austin)

Proposal: Construct a two-story addition and façade revisions.

Applicant: Leonard Strickler, owner

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Staff Recommendation: Request that the applicant reconsider the design to maintain the contributing status. Require submittal of a City of Austin Documentation Package prior to release of permit, and note the revisions to the siding materials and porch elements on the stamped plans.

5. NRD-2012-0020

1509 Murray Lane (Old West Austin)

Proposal: Demolish existing c. 1970 residence and construct a new 5,612 sq. ft. residence.

Applicant: Schatz Homes, Inc.

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Staff Recommendation: Release the demolition permit but request that the applicant reconsider the design of the new house to be more compatible with the architectural character of the National Register District.

6. NRD-2012-0021

1100 Maufrais Street (West Line)

Proposal: Demolish existing detached garage and construct a rear and side addition to existing house.

Applicant: Kevin Sims, owner

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Staff Recommendation: Release the demolition permit for the garage and utility room, and allow staff to administratively review a revised roof design that would be more compatible with the character of the National Register District.

7. NRD-2012-0022

1200 Shelley Avenue (West Line)

Proposal: Demolish existing detached garage and construct a new two-story garage with apartment.

Applicant: Ann Patterson, Architect

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Staff Recommendation: Release the demolition permit based on the proposed design.

8. NRD-2012-0024

608 Blanco Street (West Line and Castle Hill Local Historic District)

Proposal: Demolish existing c. 1915 residence and detached garage and construct a 2-story residence and detached 2-story garage with apartment.

Applicant: Jan Currier, owner

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Staff Recommendation: Postpone to April 23, 2012 at the request of the applicant to allow for revisions to the proposal to meet Castle Hill Local Historic District Design Standards. Staff will assign new LHD case number.

9. NRD-2012-0025

1408 Wathen Avenue (Old West Austin)

Proposal: Replace brick stoop and 2nd story railing with new covered porch.

Applicant: Marzia Volpe, owner

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Staff Recommendation: Release the permit based on the proposed design.

10. NRD-2012-0026

3003 Beverly Road (Old West Austin)

Proposal: Relocate existing house outside of City and construct a new sq. ft. residence.

Applicant: Karen Rodewald, DAR Construction

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Staff Recommendation: Request the applicant reconsider relocating the house and reconsider the design of the new house to have a detached garage. Require submittal of a City of Austin Documentation Package prior to release of permit

11. NRD-2012-0029

2nd and Congress Avenue (Congress Avenue)

Proposal: Great Streets improvements

Applicant: Bury + Partners

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Recommend approval of the application.

D. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR DEMOLITION OR RELOCATION

1. HDP-2012-0020

2600 Canterbury Street

Proposal: Demolish a ca. 1937 house.
Applicant: Mark A. Taylor
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the demolition permit.

2. HDP-2012-0021

1105 Lambie Street

Proposal: Demolish a ca. 1939 house.
Applicant: Mark A. Taylor
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the demolition permit.

3. HDP-2012-0022

2004 Holly Street

Proposal: Demolish a ca. 1930 house.
Applicant: Mark A. Taylor
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the demolition permit upon completion of a City of Austin Documentation Package.

4. HDP-2012-0043

800 W. Cesar Chavez Street – Seaholm Power Plant

Proposal: Partial demolition.
Applicant: Emily Little, Clayton & Little, Architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit.

5. HDP-2012-0052

603 W. 30th Street

Proposal: Demolish a ca. 1931 house.
Applicant: Jon Kutner, Jr.
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage relocation over demolition, and require a complete City of Austin Documentation Package prior to release of the demolition or relocation permit.

6. HDP-2012-0078

903 Edgecliff Terrace

WITHDRAWN BY THE APPLICANT – No action required.

7. HDP-2012-0080

1702 Alta Vista Avenue

Proposal: Demolish a ca. 1936 house.
Applicant: Priscilla Glover, Urban Home, Inc.
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Encourage relocation over demolition, but release the permit.

IV. COMMITTEE REPORTS

A. Certificates of Appropriateness Review Committee

B. Operations Committee

C. Grants Committee

1. French Legation, 802 San Marcos Street
Proposal: Restore 12 sets of exterior shutters.
Amount requested: \$26,224
Amount recommended: \$26,224.
2. Paramount Theater, 713 Congress Avenue
Proposal: Replace door hardware, paint and re-seal ground-level doors and box offices, windows and sills, balconet floors and handrails, marquee roof and gutters.
Amount requested: \$47,000
Amount recommended: \$42,000.
3. State Theater, 719 Congress Avenue
Proposal: Replace the roof.
Amount requested: \$47,000
Amount recommended: \$47,000.
4. Pioneer Farms, 10621 Pioneer Farms Drive
Proposal: Assessment and correction of runoff erosion under the house, stabilization of brick chimneys, reconstruction and replacement of windows, sealing window openings, painting in appropriate historic colors, repair and re-painting of original-style shutters on the James Bell House; painting two dependencies to the James Bell House.
Amount requested: \$39,700.
Amount recommended: \$32,500.
5. North-Evans Chateau, 708 San Antonio Street
Proposal: Restore stone battlements on the north and west sides of the building.
Amount requested: \$34,728 - \$41,756
Amount recommended: \$25,000.
6. Symphony Square, 1101 Red River Street
Proposal:
Hardeman House: Restore exterior wooden doors; reconstruct exterior wooden doors that are beyond restoration; replace rotted siding in roof dormer; renovate clerestory window dormer; prep and prime wooden elements.
Grounds: Restore fountain and stone walks; level east side landscaping; restore stone deck; renovate iron gate and rail; electrical wiring and conduits; replace rotted wood steps at storage shed.

Building exteriors: Paint metal railings and grates; exterior painting of the Hardeman House.

Amount requested: \$43,300.

Amount recommended: \$26,650.

D. Preservation Plan Committee

V. NEW BUSINESS

A. Items from Commission

B. Items from Staff

1. Update on code revisions.
2. Update on revisions to tax exemption program.

ADJOURNMENT